

=Consent Agenda for Recommended Changes to version 13 of C.B. 117014

Item #	Code Section	Recommended Change	Page number¹
1	11.16.240—Authority of Traffic Engineer	Change name of Lowrise 1 (L1) zone to new LR1 zone.	3
2	15.16.040—Sidewalk Café regulations	Change names of LR zones to new names.	4
3	22.206.160—Duties of owners of rental housing	Add cross-reference to include accessory dwelling units (ADUs) in multifamily (MF) zones to the subsection about duties of ADU landlords in single-family zones.	7
4	Chapter 23.41.018—Streamlined administrative design review (SDR) process	Make technical changes to clarify the process (for example, changing “preapplication conference” to “presubmittal conference”).	37
5	23.45.508—General provisions in MF zones	State that congregate housing must meet the standards for apartments, rather than townhouses. This would regulate them in the same way as assisted living facilities and nursing homes.	56
6	23.45.508—General provisions in MF zones, and 23.54.020—Parking exceptions	The Code currently allows one unit to be added <i>inside</i> an existing structure, without providing a parking space. Change to also allow an additional unit in a separate structure on the lot, to encourage preservation of existing structures.	55 and 173-174
7	23.45.510—FAR limits in MF zones	Clarify that the parking location and access requirements for achieving the higher FAR limits apply only if parking is provided.	62
8	23.45.510—FAR limits in MF zones	Allow access to parking on corner lots to be from either street, rather than only along the rear lot line.	63
9	23.45.514—Height Limits in MF zones	Allow parapets up to 4’ tall to be located on the north edge of a roof without requiring a solar access study. Such studies would continue to be required for taller rooftop features, such as clerestories and greenhouses, which are within 10 feet of the north edge of the roof.	79-80
10	23.45.518—Setback requirements	Exempt parking lids that provide open space when measuring building length to determine the required side setback. This could reduce the side setback by a maximum of 2 feet on each side, depending on the size of the buildings on the lot.	83-84
11	23.45.522—Amenity area requirements	Clarify wording and simplify the standards. Require enclosed common amenity area to be	97

¹Page numbers refer to the substitute bill, which is version 14 of the legislation.

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		the same size as outdoor common amenity area (250 square feet, rather than 225 square feet).	
12	23.45.527—Structure width and façade length limits in LR zones	Add a new section that includes the same width limits that apply now in LR zones, and changes the current structure depth limit to a limit on the length of building facades within 15 feet of a side lot line.	104
13	23.45.536—Parking location, access, and screening	For corner lots, change the proposal to allow the applicant, rather than the DPD Director, to choose the street from which access can be taken, unless the Director finds that the chosen street would create a significant safety hazard.	118
14	23.45.570—Institutions in MF zones	Fix the wording of the dispersion requirement to add back the exemption for child care centers that are located within an institution, which was inadvertently deleted in 2009 legislation.	129
15	23.45.570—Institutions in MF zones	Clarify that small institutions may use the same setback exceptions for accessory structures and façade projections as apartments in MF zones, provided that no accessory structure except a fence or bulkhead may be located within 10 feet of the side lot line of a residentially zoned lot.	129
16	23.51A.004—Public facilities in multifamily zones	Clarify that public facilities permitted outright in MF zones, such as fire stations and utilities, have to meet all the standards for institutions, except that they are not required to be dispersed from institutional uses such as churches.	140
17	23.54.015—Required parking	Amend the section to make it easier to find the existing parking exceptions for commercial uses in multifamily zones and commercial uses in urban centers by putting these requirements in the tables listing required parking amounts.	163-173
18	23.84A.024—Land Use Code definitions starting with “L”	Amend the definition of “Existing lot grade” so that if a lot was excavated and left as a hole in the ground, the next project on that lot can build starting from the previous grade.	225
19	23.84A.048—Land Use Code definitions starting with “Z”	In the definitions of “Zone, lowrise” and “Zone, multifamily”, change the names of LR zones to the new names.	234
20	Chapter 23.86—Measurements	Improve the clarity and readability of the exhibits in the measurement sections that are being amended.	Starting on 235

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21	Section 23.86.006— Height measurement	Clarify the how the alternate method of height measurement is applied.	235-236
22	Section 23.86.007— Gross floor area and floor area ratio measurement	Clarify how floor area ratio (FAR) is measured in LR zones for partially above-grade stories.	239-244
23	Section 23.86.15— Façade length measurement	Add a new section to describe how façade length is measured in LR zones.	256-259

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